

Easton Historic District Commission
Easton, Maryland
March 8, 2010

Members Present: Roger Bollman, Chairman, Mark Beck, Mac Brittingham, John Sener, Lena Gill, Kurt Herrmann, Joyce DeLaurentis.

Mr. Bollman called the meeting to order at 6:00 p.m.

Opening statement given by the Chairman.

The Commission operates under the authority granted to it by section 701 of the Town of Easton Zoning Ordinance. And, I hereby open the record of the public hearing on cases heard this evening and, in accordance with our legal responsibilities, I enter into the record the following items: notice of the public hearing, adopted design guidelines, resumes of commission members and any consultants used by the Commission, records of any previous meetings, and any letters to the Commission on a case.

The decisions of the HDC may be appealed within 30 days of approval.

General Order of the hearing of Applications

- *Introduction of the application by the presiding officer*
- *Presentation by the applicant or his agent*
- *Questions by members of the Commission*
- *Public comment*
- *Petitioner rebuttal*
- *Discussion and consideration by the Commission*
- *Decision motion and statement of Basis for Decision*
- *The applicant may withdraw the application at any time up to when the vote is taken*

A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after its issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission.

The agenda for the evening was accepted.

Staff Approvals:

- none

Consent Docket Items:

- none

8-2010 **113 West St.** **Gail Graham, Owner.**

This application covers a new, full view, aluminum screen front door for this property. It is a recently built house.

This application is consistent with the Guidelines on pg 49 and with other recent approvals.

Approved as submitted – Motion by Sener, passed 7-0.

9-2010 21 S. Harrison St. Brandon Hesson, Project Manager.

This application covers two new wall signs and one hanging sign. The application was tabled as incomplete. Each sign was discussed as follows:

Front Sign

- the text of the sign will read only “Benson & Mangold Real Estate” on two lines
- the sign will be centered on the two upper, northernmost windows
- the height will be no more than 36”
- the width will be no more than 7.5’ or exceed the mid points of the outside panes of the two windows noted in bullet two above

Side Sign

- the missing shutter on the first floor window will be re-installed
- the sign text will be “Eastern Shore Vacation Rentals” on two lines plus the logo
- the height will be no more than 36” and be similar in height to the front sign
- the length will be proportional and likely in the range of 7’ to 8’
- the text font and size does not have to be the same as the front sign

Hanging Sign

- dropped
- replaced by a sandwich board sign concept

Mr. Hesson will find out if the free standing sign can be removed. The application is incomplete because adequate detail was not furnished and revised concepts were agreed to (and will be further developed and submitted by the applicant).

Tabled because the application is incomplete –Motion by DeLaurentis, passed 7-0.

10-2010 21 S. Harrison St. Brandon Hesson, Project Manager.

This application covers a new door opening and 6 panel exterior door on the west façade of the building. The rear portion of the building is likely an addition.

In discussion, it was agreed that the door material will be wood (preferred) or fiberglass, but not steel. The new door and trim will be painted the same color as the building. All other aspects of the application are approved.

The application is consistent with the guidelines on pg 49.

Approved as noted above – Motion by Gill, passed 7-0.

Other Business

- Kurt Herrmann reported out on the tree removal action he took under the Safety & Health article of the procedures.

Roger Bollman, Chairman

Historic District Commission

cc: Zach Smith.